

NORTH MOUNTAIN

North Mountain Subregional Planning Area

2000 Census Population¹: 2,467

Community 2020 Target: 3,779

Working Copy Population: 5,250

Planning Commission Referrals: 0

Local Community Workshops and Meetings: 3

KEY COMMUNITY ISSUES:

- Protection of natural resources.
- Maintaining potential for agricultural uses.
- Equity mechanism for retaining property value.
- Recognition of existing commercial property.

COMMUNITY SPECIFIC CIRCUMSTANCES RELATED TO MAP:

Regional Categories (Structure):

- No application of Village Core or Village categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative.

Land Use Distribution Criteria:

- Location (inefficient for infrastructure development) and environmental constraints determined density patterns.
- Recognized existing communities.
- Recognized significant existing commercial development.
- Preserved land for potential larger scale agricultural uses by maintaining one dwelling unit per forty acres and lower densities.

ADVISORY GROUP RECOMMENDATIONS:

Planning/Sponsor Group:

- No Planning/ Sponsor Group representation.

Planning Commission:

- No referrals.

MAPPING ISSUES IDENTIFIED:

- No issues identified.

¹ *subarea does not include group quarters*

PALOMAR MOUNTAIN

North Mountain Subregional Planning Area

2000 Census Population¹: 245

Community 2020 Target: 871

Working Copy Population: 500

Planning Commission Referrals: 0

Local Community Workshops and Meetings: 3

KEY COMMUNITY ISSUES:

- Protection of natural resources.
- Recognition of existing commercial property.

COMMUNITY SPECIFIC CIRCUMSTANCES RELATED TO MAP:

Regional Categories (Structure):

- No application of Village Core, Village, or Semi-Rural categories due to lack of existing development pattern, desire to limit growth, and the Forest Conservation Initiative (1993).
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

Land Use Distribution Criteria:

- Location (inefficient for infrastructure development) and environmental constraints determined density patterns.
- Recognized significant existing commercial development.
- Preserved land for potential larger scale agricultural uses by maintaining one dwelling unit per forty acre and lower densities.

ADVISORY GROUP RECOMMENDATIONS:

Planning/Sponsor Group:

- While this area has no official representation, the Palomar Mountain Planning Organization would like to see additional density and commercially designated parcels on Palomar Mountain. This option is precluded by the density restrictions placed on the area as a result of the Forest Conservation Initiative (1993).

Planning Commission:

- Did not refer any areas for DPLU to revisit.

MAPPING ISSUES IDENTIFIED:

- No issues identified.

¹ *subarea does not include group quarters*

DESERT

Desert Subregional Planning Area

2000 Census Population ¹ :	608
Community 2020 Target:	2,079
Working Copy Population:	1,400

KEY ISSUES IDENTIFIED:

- Groundwater overdraft. More than 5 times the amount of water that goes into the aquifer is taken out.
- Groundwater dependent. There is no imported water in the subregion.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Rural areas consist of areas with rugged terrain, sensitive biological habitats, flood danger, and lack of infrastructure and parcelization. Water is the major determining factor for growth. Most of the private in-holdings within the State Park lack access.
- Public/semi-public – the majority of the land in the Desert Subregion is owned and managed by the State Park.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Majority of the subregion lacks access.
- Recognized existing patterns of development.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Sponsor Group:

- No planning/sponsor group representation.

¹ *subarea does not include group quarters*

BORREGO SPRINGS

Desert Subregional Planning Area

2000 Census Population¹: 2,582

Community 2020 Target²: 12,000

Working Copy Population: 13,750

KEY ISSUES IDENTIFIED AT 15 COMMUNITY WORKSHOPS AND MEETINGS:

- Groundwater overdraft. More than 5 times the amount of water that goes into the aquifer is taken out.
- Groundwater dependent. The entire valley is reliant on the aquifer under the Borrego valley. Piping water in would be too expensive. There is no imported water in the subregion.
- High water users agriculture (15,500 acre-feet per year) along with golf courses and commercial landscaping (4,400 acre-feet per year) make up 90% of the valley's annual water use.
- The Sponsor Group would like a moratorium on any conversion of land to agriculture in the area.
- Land that is graded does not naturally re-vegetate because of the desert environment. This leads to air pollution (frequent dust storms).
- Approximately 5,000 vacant parcels in the Borrego Valley.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities and uses generally reflect the current pattern of development and parcelization. Sewer and water is available through the local water district. Infrastructure (schools, parks, library, fire and police protection) is in place.
- Semi-Rural areas reflect uses and existing patterns of development and parcelization. Infrastructure is in place.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, flood danger, and lack of infrastructure and parcelization. Water is the major determining factor for growth. Most of the private in-holdings within the State Park lack access.

- Public/semi-public – the majority of the land in the Desert Subregion is owned and managed by the State Park. The Borrego Valley is surrounded by the Anza-Borrego State Park.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Infrastructure availability:
 - Water and Sewer availability
 - Access - the western portion of the valley has an existing road network. The majority of the subregion lacks access
 - Schools, fire and police protection, etc.
- Land in agricultural uses generally designated 1 du/20 ac.
- Recognized existing patterns of development.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Sponsor Group:

- One area in the northwest portion of the Borrego Valley is proposed by the sponsor group to change from 1 du/20 ac (all of the land in the 1 du/20 ac designation) to 1 du/4 ac with the intent of providing greater flexibility for agricultural landowners to pursue land uses that have a lesser impact on groundwater depletion, thus lowering the overdraft on the aquifer.

¹ subarea does not include group quarters

² community target not yet endorsed by the Board of Supervisors

JULIAN

Julian Community Planning Area

2000 Census Population: 3,104

Community 2020 Target¹: 3,100

Working Copy Population: 4,200

KEY ISSUES IDENTIFIED AT 9 COMMUNITY WORKSHOPS AND MEETINGS:

- Area is limited by septic and groundwater. Most of the area's current systems are near or at capacity. Many wells in the area are going dry.
- Lack of parking – the town is dependent on tourism. During October, November, snow days, and weekends there is not enough parking to accommodate visitors. It is also a safety issue.
- Circulation – possible bypass road to avoid the center of town. High traffic on weekends and during the busy season.
- Steep slopes.
- Ridgeline preservation.
- Sensitive habitat.
- Maintaining agriculture.
- Impacts to community character from new development.
- Many lots are not buildable due to small sizes (Harrison Park).

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village Core and Village densities match the existing land use without further expanding the current core area.
- Semi-Rural areas reflect the existing patterns of development.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Buffers established between communities.
- Recognized existing patterns of development.

ADVISORY GROUP RECOMMENDATIONS:**Interest Group:**

Interest Group proposal lowers population by approximately 173 persons

- The Interest Group designated a large area at 1du/80 ac that the planning group has recommended be designated 1du/40 acres.

Planning Group:

- The planning group is re-evaluating the 1du/40 ac rural density in the area the Interest Group has recommended as 1du/80 ac. Staff will agree to support a recommendation of 1du/80 ac if the planning group votes to change the density.
- The planning group is re-evaluating the target population.

¹ *community target established prior to 2000 census data*

CENTRAL MOUNTAIN

Central Mountain Subregional Planning Area

2000 Census Population ¹ :	7
Community 2020 Target:	---
Working Copy Population:	150

KEY ISSUES IDENTIFIED:

- Preserve the environment.
- Retain the existing setting and rural atmosphere.
- Protect regionally significant resources.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Rural areas dominate the subregion. Rural areas consist of areas with rugged terrain, sensitive biological habitats, and a lack of infrastructure. Cleveland National Forest is also predominant, which also limits development.

Land Use Distribution Criteria:

- Low densities have been applied to Forest Conservation Initiative lands. No density applied to lands considered 'no jurisdiction' (tribal lands, public lands).

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Planning/Sponsor Group:

- No planning/sponsor group representation.

¹ *subarea does not include group quarters*

CUYAMACA

Central Mountain Subregional Planning Area

2000 Census Population ¹ :	377
Community 2020 Target:	680
Working Copy Population:	600

KEY ISSUES IDENTIFIED AT 17 COMMUNITY WORKSHOPS AND MEETINGS:

- Preserve and maintain the environment and open space.
- Preserve rural quality of life.
- Protect regionally significant resources.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- No Village Core or Village densities exist in the subregion.
- Semi-Rural areas reflect the existing pattern of development.
- Rural areas dominate the subregion. Approximately 95% of the subregion is comprised of the Cuyamaca Rancho State Park or the Cleveland National Forest, which also limits development.

Land Use Distribution Criteria:

- Recognized existing patterns of development.
- Low densities applied to Forest Conservation Initiative lands. No density applied to lands considered 'no jurisdiction' (tribal lands, public lands).
- Large parcel sizes surrounded by public land determined low density patterns.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Sponsor Group:

- No major issues identified.

¹ *subarea does not include group quarters*

PINE VALLEY

Central Mountain Subregional Planning Area

2000 Census Population¹: 2,329

Community 2020 Target: 3,613

Working Copy Population: 2,700

KEY ISSUES IDENTIFIED AT 14 COMMUNITY WORKSHOPS AND MEETINGS:

- Limit traffic on circulation routes.
- Maintain the rural character of the subregion.
- Preserve environmental resources such as wildlife, forest lands/trails, open space.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- No Village Core densities exist in subregion.
- Village densities are reflected by the existing pattern of development.
- Semi-Rural areas reflect the existing pattern of development within the country town.
- Rural areas inside the country town are located in areas with steep slopes, sensitive biological habitats, and/or lack of water or other infrastructure. Parcel sizes and dwelling units recognized within the village. Parcel sizes reflect lower densities outside of the village.
- Cleveland National Forest and Forest Conservation Initiative dictated areas kept at low density or areas out of County jurisdiction.

Land Use Distribution Criteria:

- Lack of water district service dictates decreased densities in areas that are undeveloped within existing country town.
- Environmental constraints (particularly lack of groundwater, and floodplain to the north) determined density patterns within village. Outside of village, parcel size determined densities.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Sponsor Group:

- No major issues identified.

¹ *subarea does not include group quarters*

DESCANSO

Central Mountain Subregional Planning Area

2000 Census Population¹: 1,742

Community 2020 Target: 2,274

Working Copy Population: 2,800

KEY ISSUES IDENTIFIED AT 15 COMMUNITY WORKSHOPS AND MEETINGS:

- Provide adequate access to open space.
- Encourage the preservation of a rural character, ranchlands.
- Maintain an agricultural/ranching lifestyle.
- Preserve environmental resources.
- Lack of water.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- No Village Core densities exist in the subregion.
- Village densities reflect parcelization.
- Semi-Rural areas reflect the existing pattern of development.
- Rural areas dominate the subregion. Rural designation reflects environmental constraints and goal to maintain open space and rural atmosphere.

Land Use Distribution Criteria:

- Defined country town boundary. All lands outside of the country town are located in the Forest Conservation Initiative.
- Low-density designations reflect community concern of lack of water and environmental constraints (slope, floodplain, etc.)
- Low-density designations applied to Forest Conservation Initiative lands. No density applied to lands considered 'no jurisdiction' (tribal lands, public lands).
- Attempt to retain existing setting and rural atmosphere.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

- No major issues identified.

Planning Group:

- Retain existing general plan.
- Underlying densities of Forest Conservation Initiative lands should be recognized in the new general plan.

¹ *subarea does not include group quarters*

MOUNTAIN EMPIRE

Mountain Empire Subregional Planning Area

2000 Census Population ¹ :	101
Community 2020 Target:	361
Working Copy Population:	250

KEY ISSUES IDENTIFIED:

- Allow for 1 du/20 ac density in lands adjacent to existing infrastructure.
- Maintaining agriculture intensity.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and parcelization.

Land Use Distribution Criteria:

- Environmental constraints.
- Preserved land for agricultural uses by maintaining 20- and 40-acre densities.
- Recognized existing patterns of development and individual requests.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 34 persons

- Two areas surrounded by National Forest and Tribal Lands are proposed by the Interest Group to be changed from 1 du/20 ac to 1 du/80 ac due to lack of existing parcelization and biological resources.

Planning/Sponsor Group:

- No planning/sponsor group representation.

¹ *subarea does not include group quarters*

JACUMBA

Mountain Empire Subregional Planning Area

2000 Census Population¹: 660

Community 2020 Target²: 5,000

Working Copy Population: 3,400

KEY ISSUES IDENTIFIED AT 8 COMMUNITY WORKSHOPS AND MEETINGS:

- Allow for commercial and residential development to support the existing village of Jacumba.
- Maintaining rural character without impeding potential growth.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village densities and uses for the community are located in the existing and historic development patterns of the village of Jacumba.
- Semi-Rural areas reflect the existing residential uses and existing patterns of development. Growth would predominantly occur in the Village/Semi-Rural densities due to the need to revitalize the historic Village area.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure, and existing parcelization.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Buffers established between private and public lands.
- Recognized existing patterns of development in the village area.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal increases population by approximately 18 persons

- The Interest Group proposes to change the community's preferred density of 1 du/20 ac and 1 du/40 ac to 1 du/80 ac and 1 du/160 ac due to lack of existing parcelization and biological resources.

Sponsor Group:

- No major issues identified except the 1/20 or 1/40 acre Rural Lands Density preference. Recommend Working Copy December 2002 map be accepted for further testing and refinement.

ADDITIONAL COMMENTS:

- Jacumba Valley Ranch is shown on the Working Copy – December 2002 map, however, the area will be revised with consideration of the Board of Supervisor action taken on January 18, 2003.

1 subarea does not include group quarters

2 community target not yet endorsed by the Board of Supervisors

BOULEVARD

Mountain Empire Subregional Planning Area

2000 Census Population¹: 1,513

Community 2020 Target²: 4,134

Working Copy Population: 2,850

KEY ISSUES IDENTIFIED AT 4 COMMUNITY WORKSHOPS AND MEETINGS:

- Rural character opens unique opportunities for the many recreational possibilities surrounding the area.
- Boulevard's natural resources are a valuable asset to its own quality of life, as well as the region.
- Commercial needs are satisfied by small businesses that work to maintain the common personality of the area. The new Casino gives rise to the issue of expanding the existing Village Core and commercial areas.
- Maintain the existing rural character.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village densities and uses for the community are located in the existing crossroads of Highway 80, Highway 94, Ribbonwood Road and Interstate 8.
- Semi-Rural areas primarily reinforce the village areas.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure, and existing parcelization. Growth would predominantly occur in the Rural densities due to area predominately being designated Rural Lands.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Buffers established between the communities of Tierra del Sol, Boulevard and Live Oak Springs.
- Preserved land for open space uses by maintaining 20- and 40-acre densities.
- Recognized existing patterns of development.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 143 persons

- Recommends 1 du/80 ac to 1 du/160 ac in the northern portion of the sponsor group area. The planning group accepts 1 du/40 ac in this area.

Sponsor Group:

- No major issues identified. Recommend Working Copy – December 2002 map be accepted for further testing and refinement.

¹ *subarea does not include group quarters*

² *community target not yet endorsed by the Board of Supervisors*

LAKE MORENA/CAMPO

Mountain Empire Subregional Planning Area

2000 Census Population¹: 2,679

Community 2020 Target²: 4,640

Working Copy Population: 5,000

KEY ISSUES IDENTIFIED AT 8 COMMUNITY WORKSHOPS AND MEETINGS:

- The residents of the Lake Morena/Campo sponsor group area live there for the rural atmosphere and wish to maintain it.
- Plan should reflect the existing parcelization and community character.
- Limited growth should be targeted at the Cameron Corners village area.
- Any growth, residential or commercial, should maintain the existing rural character.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village densities and uses for the community are located in and around Cameron Corners at Highway 94 and Buckman Springs Road. Growth would predominantly occur in the village areas due to lack of sewer availability.
- Semi-Rural areas reflect the existing patterns of development and parcelization.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, lack of infrastructure, and parcelization.

Land Use Distribution Criteria:

- Environmental constraints, infrastructure availability, and recognizing existing parcelization determined density patterns.
- Buffers have been established between communities.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 937 persons

- The Interest Group proposed to change the 1 du/20 ac and 1 du/40 ac as designated on Alternative III to 1 du/80 ac and 1 du/160 ac due to lack of existing parcelization and large existing blocks of biological resources.

Sponsor Group (as of January 2003):

- Recommend Working Copy – December 2002 map be accepted for further testing and refinement of the village area. No major changes from the Alternative III Map (the Board of Supervisors allowed Lake Morena-Campo to keep their Alternative III Map in January 2000), and the Planning Group wishes to maintain the lowest densities allowed in Alternative III of 1 du/20 ac and 1 du/40 ac instead of the Interest Group recommendation of 1 du/80 ac and 1 du/160 ac.
- Allow Cameron Corners to be a village with appropriate densities.

¹ *subarea does not include group quarters*

² *community target not yet endorsed by the Board of Supervisors*

POTRERO

Mountain Empire Subregional Planning Area

2000 Census Population¹: 886

Community 2020 Target²: 1,525

Working Copy Population: 2,150

KEY ISSUES IDENTIFIED AT 6 COMMUNITY WORKSHOPS AND MEETINGS:

- Potrero is a self-determination community and is mostly satisfied with the existing General Plan designations.
- Physical, historic structures in Potrero not only contribute to the “country-life” feel of the area, but also to its sentimental appeal and strong roots.
- Commercial needs are satisfied by small businesses and services that work to maintain the common personality of the area.
- Potrero’s rural quality provides the community with various unique opportunities for recreation and leisure, while also helping to form its distinct character.

CONCEPTS AND CRITERIA USED IN CREATION OF MAP:

Regional Categories (Structure):

- Village densities and uses for the community are located in the existing crossroads area at Highway 94 and Potrero Road.
- Semi-Rural areas reflect the existing agricultural uses and existing patterns of development.
- Rural areas consist of areas with rugged terrain, sensitive biological habitats, and lack of infrastructure and existing parcelization along the areas main roadway framework.

Land Use Distribution Criteria:

- Environmental constraints determined density patterns.
- Buffers established between private and public lands to the north.
- Preserved land for agricultural and residential uses by maintaining 10- and 20-acre densities.
- Recognized existing patterns of development.

ADVISORY GROUP RECOMMENDATIONS:

Interest Group:

Interest Group proposal lowers population by approximately 658 persons

- The Interest Group proposes to change existing residential from Semi-Rural (1 du/10 ac or lower) to Rural Lands (1 du/80 acres) due to lack of existing parcelization and regional location.

Planning Group:

- Possible recommendation for the Working Copy – December 2002 map to be accepted for further testing and refinement.

¹ *subarea does not include group quarters*

² *community target not yet endorsed by the Board of Supervisors*